



THE
A-TEAM

**RE/MAX
FIRST**

1624 19 Avenue, Calgary T2M 1B1

MLS®#: **A2167012** Area: **Capitol Hill** Listing Date: **09/18/24** List Price: **\$849,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1949**
Lot Information
 Lot Sz Ar: **5,995 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **902**
 Low Sqft:
 Ttl Sqft: **902**

DOM

1
Layout
 Beds: **3 (2 1)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Access:
 Lot Feat: **Landscaped,Rectangular Lot**
 Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**

Construction: **Stucco,Wood Frame**
 Flooring: **Carpet,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer**
 Int Feat: **Built-in Features,Double Vanity**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`10" x 13`11"	Dining Room	Main	11`5" x 8`5"
Kitchen	Main	8`9" x 8`0"	Bedroom - Primary	Main	11`4" x 9`11"
Bedroom	Main	9`7" x 9`2"	Game Room	Basement	21`9" x 11`8"
Kitchenette	Basement	10`1" x 9`0"	Bedroom	Basement	9`9" x 8`7"
5pc Bathroom	Main	0`0" x 0`0"	3pc Bathroom	Basement	0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

2864AF

Remarks

Pub Rmks: **BUILDERS ALERT! Prime opportunity awaits with this 5,995 square foot (50ft x 119.98ft) Inner-city Lot, perfectly situated in the established community of Capitol Hill! Great location! Enjoy the convenience of walking distance to Branton School, Capitol Hill School, St. Pius X School. Close to SAIT and U of C! Easy access to 16 Ave NW, 14 St NW, Downtown and Crowchild Trail NW. This Bungalow features Hardwood Floors throughout the Main level except in Kitchen and Bathroom. The spacious, south-facing Living Room and Dining Room offer abundant natural light. Kitchen was remodelled with white Kitchen cabinets. The main floor also includes 2 good sized Bedrooms and a 5-piece bath. The Basement is fully developed with 1 additional bedroom, a second Kitchen (easily converted to an illegal suite) and the full bath. Ample parking along the sides and driveways plus the Single detached garage. Book your showing today. Don't miss this opportunity!**

Inclusions: **N/A**
Property Listed By: **Jessica Chan Real Estate & Management Inc.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









